

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

OCTOBER 4, 2006

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

OLD BUSINESS

CONTINUANCES

1. ZMA2006-0006 – MOMENI PROPERTY AT SW MAIN AND ALLEN; MODIFICATIONS.
2. DR2006-0031 – MOMENI PROPERTY AT SW MAIN AND ALLEN; MODIFICATIONS.

(Continued from September 13, 2006)

The applicant requests Zoning Map Amendment and Design Review Two approval to modify a vacant facility previously used as a day care facility. The Zoning Map Amendment requests the zoning district of the parcel change from Residential – Urban Medium Density (R-2) to Commercial – Neighborhood Service (NS). The Design Review application will review site improvements to the existing parcel which includes the parking area and landscaping.

NEW BUSINESS

PUBLIC HEARINGS

3. TA2006-0007 - ANNEXATION - APPLICABILITY OF STANDARDS
Amendment to Section 10.40.1 of the Beaverton Development Code to clarify the applicability of City Development Code standards for areas which have been annexed to the City but have yet to be rezoned to a City zoning designation.
4. TA2006-0008 - DESIGN REVIEW THRESHOLD MODIFICATION - NEEDS HOUSING
The proposed text amendment would modify the existing Design Review application threshold so that any residential project could be processed as a Type 2 application in compliance with Oregon case law that requires that any design review related to “needs housing” shall be processed with clear and objective approval criteria.
5. LD2006-0004 - POINTER 11- LOT PUD
6. CU2006-0001 - POINTER 11- LOT PUD
(Request for continuance to November 8, 2006)
The applicant requests approval of a Conditional Use-Final Planned Unit Development and a Land Division-Preliminary Subdivision. The scope of the Land Division application is for the creation of 11 single family home lots and an open space tract with associated street and access tracts. The applicant is requesting Conditional Use approval for a Final Planned Unit Development to provide flexibility to the site development requirements of the R-7 zone. Specifically, the applicant is requesting to reduce the average lot size below the required 7,000 square foot minimum, to deviate from the minimum lot width and depth, and to reduce the building setbacks. For specific modifications, please refer to the applicant’s materials on file at City Hall.

STAFF COMMUNICATION

Newspaper Advertising and Distribution of Land Use Orders

APPROVAL OF MINUTES FOR SEPTEMBER 20, 2006

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

PUBLIC HEARING FORMAT

Chairperson Opens Hearing

City Staff Presents Staff Report

Applicant Identifies & Explains Their Request

Public Testimony For or Against

Rebuttal Testimony - Applicant

Staff Comments

City Attorney's Comments

Chairperson Closes Hearing

Deliberation & Action

Information regarding the above agenda items, including staff reports, is available on the City Web site at http://www.beavertonoregon.gov/departments/cdd/cdd_dev_projects.html

Agenda items will not necessarily be heard in the order presented above.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.